

LOCATION MAP

N.T.S.

SCALE : 1"=400'

0' 400' 1200'

800'

PROPERTY OWNERSHIP KEY:

1. GALE, GG & ELIZABETH LIVING TRUST/TRUSTEES
2. ST. PAUL LUTHERAN CHURCH OF BULVERDE, TX CEMETARY
3. LUX, RENNIE & JOYCE M
4. CIBOLO CREEK RANCH, LTD
5. FOX, JOHN W.
6. KERSHAW, MICHAEL D.
7. BASS PROPERTIES
8. NATIONS WOODLANDS LTD.
9. ANTRIM, JOHN E

LAND USE TABLE	
LAND USE	AREA (AC.)
HOMESTEAD TRACT	9.00
SINGLE FAMILY RESIDENTIAL (NET)	587.23
COMMERCIAL	13.71
PARK SPACE (GROSS)	38.03
DRAINAGE ROW/NATURAL AREA/ FLOOD PLAIN	110.20
PUBLIC ROW (ARTERIAL)	19.53
TOTALS	777.7

KEY NOTES

- ① 20' R.O.W. DEDICATION FOR 300' AT INTERSECTION WITH BULVERDE ROAD FOR FUTURE TURN LANE IMPROVEMENTS
- ② THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS

LINE TABLE		
LINE	LENGTH	BEARING
11	289.04'	S81°05'00"E
12	186.00'	S61°25'00"E
13	136.99'	S34°11'00"E
14	269.00'	S43°50'00"E
15	242.00'	S62°32'00"E
16	142.92'	N81°10'00"E
17	157.78'	S54°45'33"E
18	187.00'	S42°22'00"E
19	12.00'	S33°08'31"E
20	339.32'	S27°37'28"E
21	432.28'	S19°45'55"E
22	132.00'	S27°22'00"E
23	70.86'	S63°12'25"E
24	162.70'	S65°50'11"E
25	394.28'	N29°02'27"E
26	132.00'	N35°56'00"E
27	132.00'	N52°27'00"E
28	219.00'	N57°37'22"E
29	385.24'	S68°14'25"E
30	154.00'	N44°30'55"E
31	204.74'	N44°30'55"E
32	181.34'	N70°58'03"E
33	191.42'	N19°24'39"E
34	16.15'	N83°03'15"E
35	22.25'	N64°52'00"E
36	38.35'	S30°47'08"E
37	141.52'	N65°09'00"E
38	121.65'	N73°03'54"E
39	121.65'	N73°03'54"E
40	85.76'	N87°15'35"E
41	241.95'	S88°15'21"E
42	107.30'	N09°07'52"E

DEVELOPER
BITTERBLUE INC.
11 LYNN BATTS LANE
SAN ANTONIO, TEXAS 78218
PHONE: (210)828-6131
FAX: (210) 828-6137

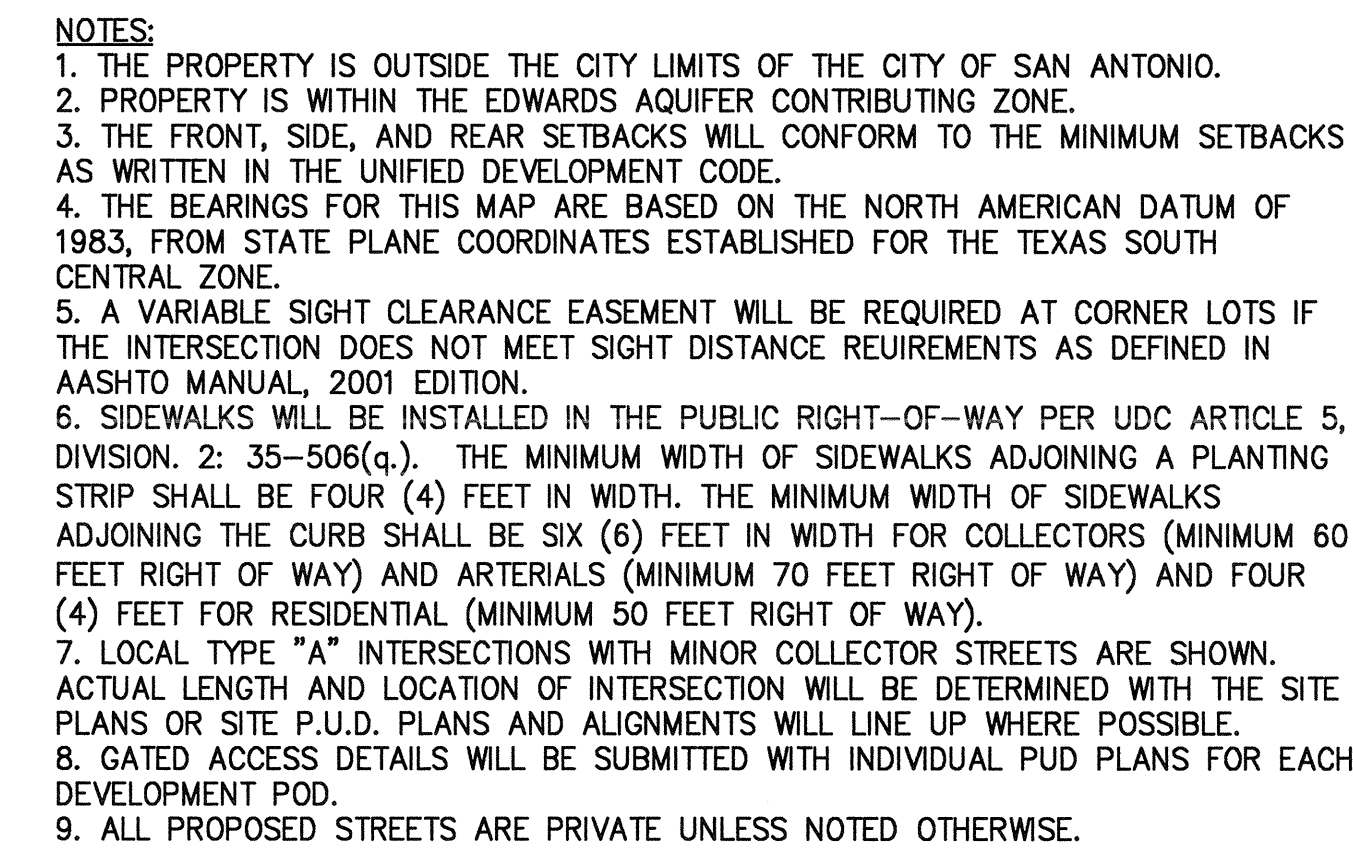
UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	BEXAR MET
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	GUADALUPE VALLEY TELEPHONE COMPANY

KINDER RANCH MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

55 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: DECEMBER 2004 | JOB NO. 5050



SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE					
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA
1	SINGLE FAMILY RESIDENTIAL	63.88	272	4.26	—
2	SINGLE FAMILY RESIDENTIAL	56.44	307	5.44	1.05
3	SINGLE FAMILY RESIDENTIAL	84.81	365	4.30	2.34
4	SINGLE FAMILY RESIDENTIAL	48.32	189	3.91	5.17
5	SINGLE FAMILY RESIDENTIAL	69.11	173	2.50	3.06
6	SINGLE FAMILY RESIDENTIAL	66.01	254	3.85	14.45
7	SINGLE FAMILY RESIDENTIAL	85.48	274	3.21	8.13
8	SINGLE FAMILY RESIDENTIAL	112.70	428	3.80	1.73
9	SINGLE FAMILY RESIDENTIAL	37.40	128	3.42	0.99
10	COMMERCIAL	7.06	—	—	—
11	COMMERCIAL	3.33	—	—	—
12	COMMERCIAL	3.32	—	—	—
	SECONDARY ARTERIAL	19.53	—	—	—
	HOMESTEAD TRACT	9.00	—	—	—
	PARK SPACE	43.77	—	—	—
	DRAINAGE ROW	67.54	—	—	—
	TOTALS/AVERAGE	777.7	2390	3.07	36.92

LAND USE TABLE	
LAND USE	AREA (AC.)
HOMESTEAD TRACT	9.00
SINGLE FAMILY RESIDENTIAL (NET)	587.23
COMMERCIAL	13.71
PARK SPACE (GROSS)	38.03
DRAINAGE ROW/NATURAL AREA/ FLOOD PLAIN	110.20
PUBLIC ROW (ARTERIAL)	19.53
TOTALS	777.7

PROPERTY LEGAL DESCRIPTION
A 777.7 ACRE, OR 33,878,354 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGE 1601, AND A 190.36 ACRE TRACT RECORDED IN VOLUME 4151, PAGE 1401 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 418, ABSTRACT NO. 262 OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	260.52'	608.59'	132.29'	24°31'37"	258.54'	S23°35'19"E

PARK SPACE SUMMARY

REQUIRED PARK SPACE	2415 LOTS X 1 ACRE	= 20.96 AC.
	114 LOTS	

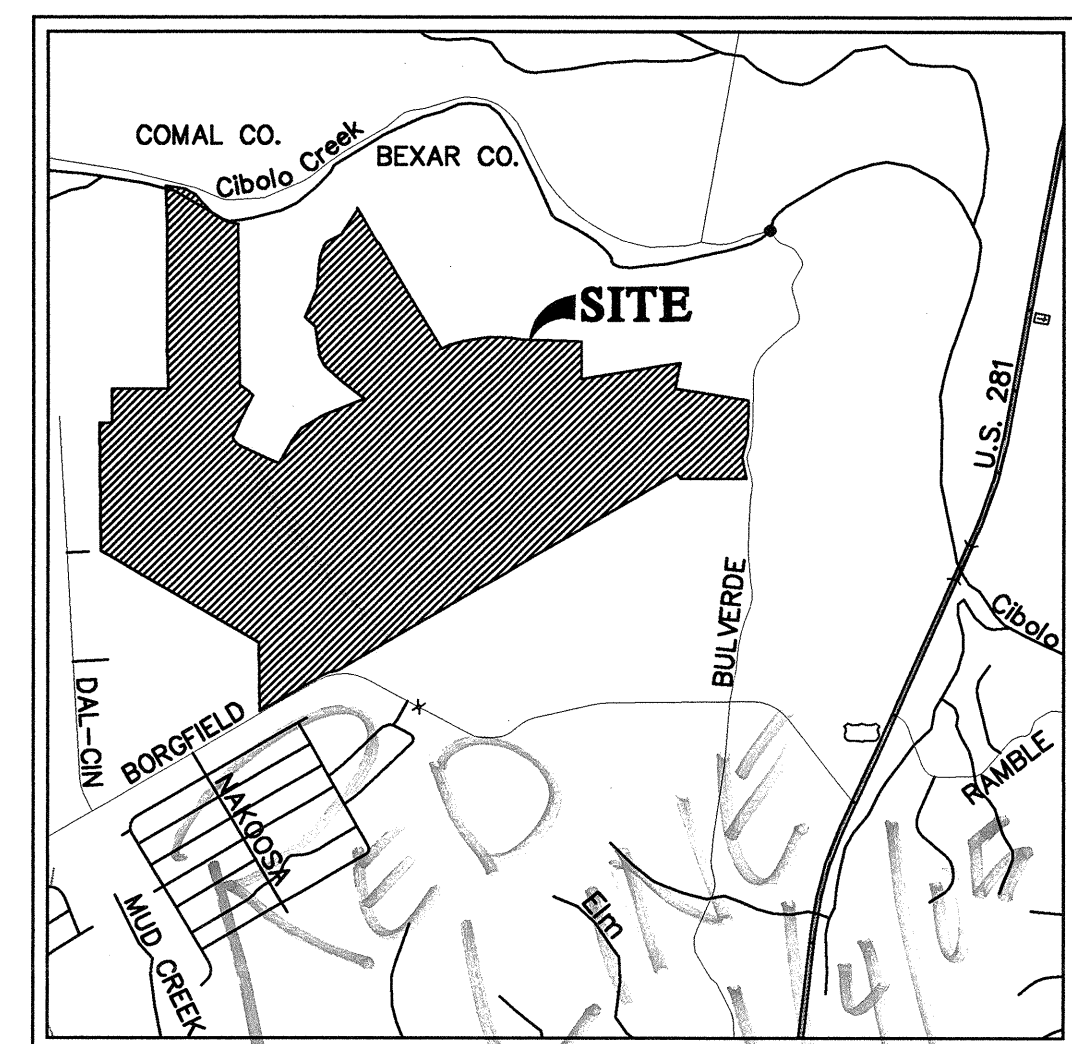
PARK #1
25.84 ACRES GROSS
-12.0 ACRES FLOOD PLAIN AND POND
-3.61 ACRE POND <NOT INCLUDED>
TOTAL = 22.23 ACRES

PARK #2
6.35 ACRES GROSS
-0.9 ACRES POND <NOT INCLUDED>
ADDITIONAL AMENITIES: JOGGING/WALKING TRAIL
(1.5 AC CREDIT)
TOTAL = 6.95 ACRES

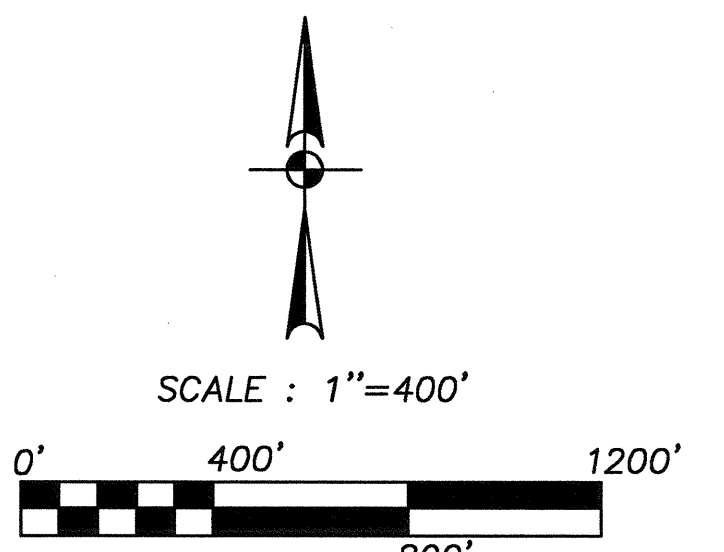
PARK #3
7.40 ACRES GROSS
-0.7 ACRES POND <NOT INCLUDED>
TOTAL = 6.70 ACRES

PARK #4
4.18 ACRES GROSS
TOTAL = 4.18 ACRES







TOTAL PARK SPACE PROVIDED = 40.06 ACRES



LOCATION MAP
N.T.S.



LEGEND:

-  100YR FLOOD PLAIN <ZONE A>
 OWNERSHIP INFORMATION
 SEE PROPERTY OWNERSHIP KEY
 GATED ACCESS POINT (SEE NOTE 8)
 10' CONTOURS
 NATURAL AREA/OPEN SPACE
 PARK SPACE

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER
BITTERBLUE INC.
11 LYNN BATTS LANE
SAN ANTONIO, TEXAS 78218
PHONE: (210)828-6131
FAX: (210) 828-6137

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: BEXAR MET
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY
TELEPHONE COMPANY

LINE TABLE		
LINE	LENGTH	BEARING
1	289.04'	S81°05'00"E
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16	148.00'	S62°30'00"E
17	157.78'	S54°45'33"E
18	89.62'	S44°11'09"E
19	72.00'	S33°08'31"E
110	339.32'	S27°00'00"E
111	432.88'	S19°45'55"E
112	101.58'	S42°07'20"E
113	70.66'	S42°07'20"E
114	162.70'	S65°55'00"E
115	394.28'	N92°02'27"E
116	202.72'	N92°02'27"E
117	132.03'	N62°37'55"E
118	219.00'	N57°37'22"E
119	388.44'	N57°37'22"E
120	154.56'	N27°04'01"E
121	204.74'	N44°30'51"W
122	18.44'	N44°30'51"W
123	191.42'	N19°24'59"E
124	75.15'	N35°19'33"E
125	226.68'	N64°52'28"E
126	28.35'	N47°08'00"E
127	141.52'	N66°59'00"E
128	121.65'	N7°03'34"E
129	89.89'	N7°03'34"E
130	85.76'	N87°19'55"E
131	244.76'	S88°15'21"E
132	10.00'	S88°15'21"E

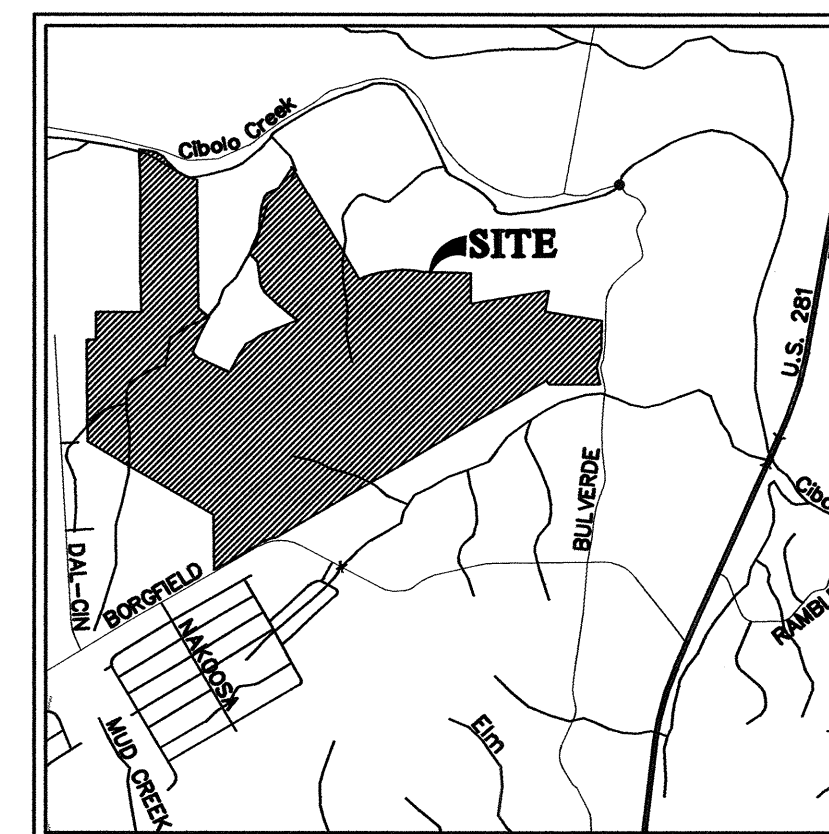
KINDER RANCH MASTER DEVELOPMENT PLAN

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

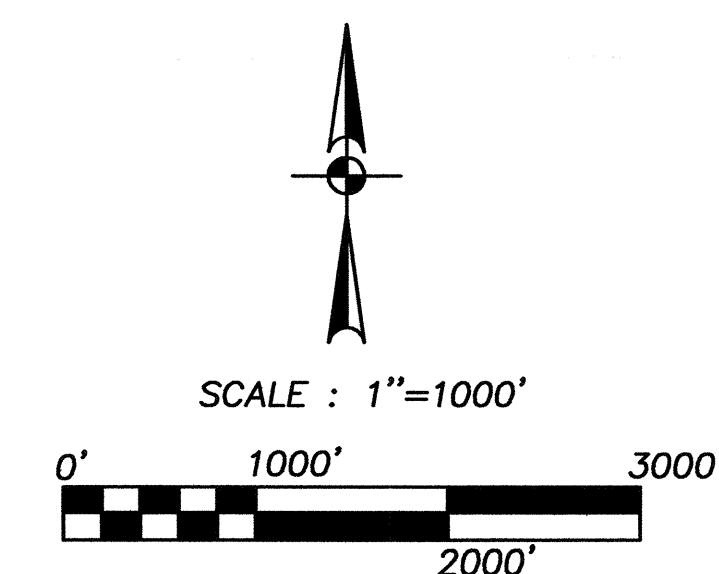
CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____




555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: DECEMBER, 2004 JOB NO. 5953-02



LOCATION MAP
N.T.S.



LEGEND:

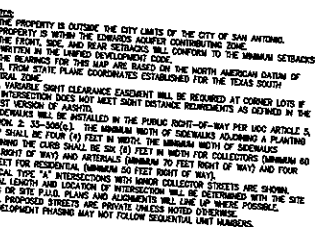
-  10' CONTOURS
 WATERSHED DELINEATION
 SUB-BASIN



KINDER RANCH EXISTING IMPERVIOUS COVER MAP

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: OCTOBER, 2004 | JOB NO. 5963-0



PROPERTY OWNERSHIP KEY:

- 2010 SCHEDULE KEY:**
1. GALE, CO & ELIZABETH LIVING TRUST/TRUSTEES
 2. ST. PAUL LUTHERAN CHURCH OF BURKEVILLE, TX CEMETARY
 3. LUG, REINANT & JOYCE M.
 4. OBOLD CREEK RANCH, LTD
 5. FOX, JOHN W.
 6. HERSHMAN, MICHAEL D.
 7. GASS PROPERTIES
 8. NATIONS WOODLANDS LTD.
 9. ANTRIM, JOHN E.

TRAC	LAND USE	SQ. FT. AREA (AC)	NO. OF UNITS (DENSITY)	SQ. FT. PER UNIT (DENSITY)	ACRES PER UNIT (DENSITY)	PERCENTAGE OF TOTAL
1	SINGLE FAMILY RESIDENTIAL	63,672	272	234	1.03	2.18
2	SINGLE FAMILY RESIDENTIAL	25,642	272	94	1.03	0.32
3	SINGLE FAMILY RESIDENTIAL	91,135	272	335	1.03	3.07
4	SINGLE FAMILY RESIDENTIAL	48,311	189	254	1.03	1.63
5	SINGLE FAMILY RESIDENTIAL	89,130	272	328	1.03	3.07
6	SINGLE FAMILY RESIDENTIAL	48,100	173	278	1.03	1.63
7	SINGLE FAMILY RESIDENTIAL	175,020	274	639	1.03	6.79
8	SINGLE FAMILY RESIDENTIAL	120,110	272	441	1.03	4.41
9	SINGLE FAMILY RESIDENTIAL	63,110	123	513	1.03	5.20
10	COMMERCIAL	2,08	—	—	—	0.00
11	COMMERCIAL	3,37	—	—	—	0.01
12	COMMERCIAL	3,32	—	—	—	0.01
13	SECURITY CENTER	18,53	—	—	—	0.06
14	HOUSING TRACT	11,40	—	—	—	0.04
	TOTALS/AVERAGE	772,7	2,367	327	0.70	3.07

LAND USE TABLE	
LAND USE	AREA (AC.)
HOMESTEAD TRACT	31.40
SINGLE FAMILY RESIDENTIAL (NET)	892.00
COMMERCIAL	13.71
PARK SPACE (GROSS)	43.77
ORANGE ROW/NATURAL AREA/ FLOOD PLAIN/OPEN SPACE	87.20
PUBLIC ROW (ARTERIAL)	18.53
TOTALS	777.7

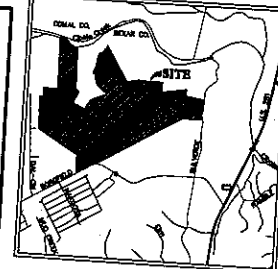
PROPERTY LEGAL DESCRIPTION
A 777.7 ACRE, OR THEREOF OR LESS, TRACT OF LAND BEING OUT OF A
774.4 ACRE TRACT RECORDED IN VOLUME 8225, PAGE 160, AND A 230.8 ACRE TRACT
RECORDED IN VOLUME 4158, PAGE 249, OF THE OFFICIAL RECORDS OF DEED, PROPERTY OF
BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 418, ABSTRACT NO.
262 OF BEXAR COUNTY, TEXAS.

PROPERTY LEGAL DESCRIPTION

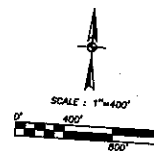
PROPERTY LEGAL DESCRIPTION
A 777.7 ACRE, OR LESS, TRACT OF LAND, BEING OUT OF A 774.4 ACRE TRACT RECORDED IN VOLUME 8725, PAGE 1601, AND A 120.38 ACRE TRACT RECORDED IN VOLUME 11518, PAGE 1461 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 262 OF BEXAR COUNTY, TEXAS.

PARK SPACE SUMMARY

REQUIRED PARK SPACE	2415 LOTS X 1.4 ACES = 20.86 AC.
PARK #1	114 LOTS
89.24 ACRES (GROSS)	
76.70 ACRES FLOOD PLAIN AND POND	
-40.31 ACRES FLOOD PLAIN AND POND CNOT USED TO MEET REQUIREMENT	
TOTAL = 22.23 ACRES	
PARK #2	
6.38 ACRES GROSS	
-10.89 ACRES POND CNOT USED TO MEET REQUIREMENT	
TOTAL = 5.84 ACRES	
PARK #3	
7.40 ACRES GROSS	
-0.7 ACRES POND CNOT USED TO MEET REQUIREMENT	
TOTAL = 5.70 ACRES	
PARK #4	
4.18 ACRES GROSS	
TOTAL = 4.18 ACRES	
TOTAL PARK SPACE PROVIDED	= 38.56 ACRES



LOCATION MAP



SCALE : 1"=400'

LEGEND

- 100% FLOOD PLAN (ZONE A)
 ③ OWNERSHIP INFORMATION
 SEE PROPERTY OWNERSHIP KEY
 1" CONTOURS
 NATURAL AREA/OPEN SPACE/100 YR FLOODPLAIN
 DEDICATED PARK SPACE
 ROAD SECTION TRANSITION
 "A" LOCAL "X" STUD-CUT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER
BITTERBLUE INC.
11 LYNN BATTS LANE
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6117

LINE	START	END
1	128.00	128.00
2	128.00	128.00
3	128.00	128.00
4	128.00	128.00
5	128.00	128.00
6	128.00	128.00
7	128.00	128.00
8	128.00	128.00
9	128.00	128.00
10	128.00	128.00
11	128.00	128.00
12	128.00	128.00
13	128.00	128.00
14	128.00	128.00
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16	128.00	128.00
17	128.00	128.00
18	128.00	128.00
19	128.00	128.00
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92	128.00	128.00
93	128.00	128.00
94	128.00	128.00
95	128.00	128.00
96	128.00	128.00
97	128.00	128.00
98	128.00	128.00
99	128.00	128.00
100	128.00	128.00

SAN ANTONIO WATER SYSTEM
BEXAR METROPOLITAN WATER DISTRICT
CITY PUBLIC SERVICE

UTILITY PURVEYORS
SAN ANTONIO WATER SYSTEM
BEXAR METROPOLITAN WATER DISTRICT
CITY PUBLIC SERVICE
GUADALUPE VALLEY
TELEPHONE COMPANY

KINDER RANCH
MASTER DEVELOPMENT PLAN

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBMISSION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B110 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS

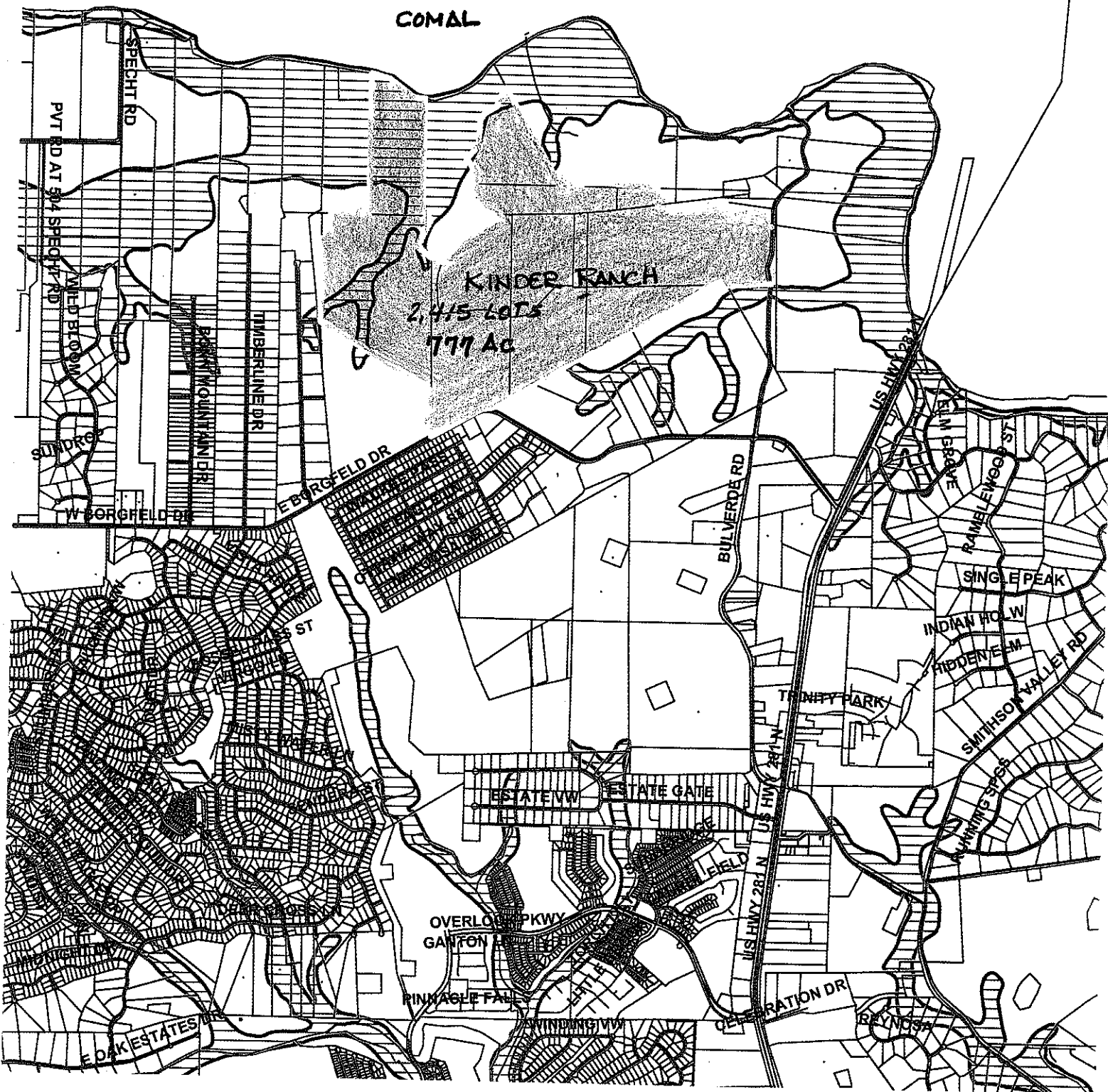
338 EAST HALLSPT | SAN ANTONIO TEXAS 78214 | PHONE: 214.322.8800
PREPARATION DATE: DECEMBER, 2004 | FAX: 214.322.8009
JOB NO. 5945-1

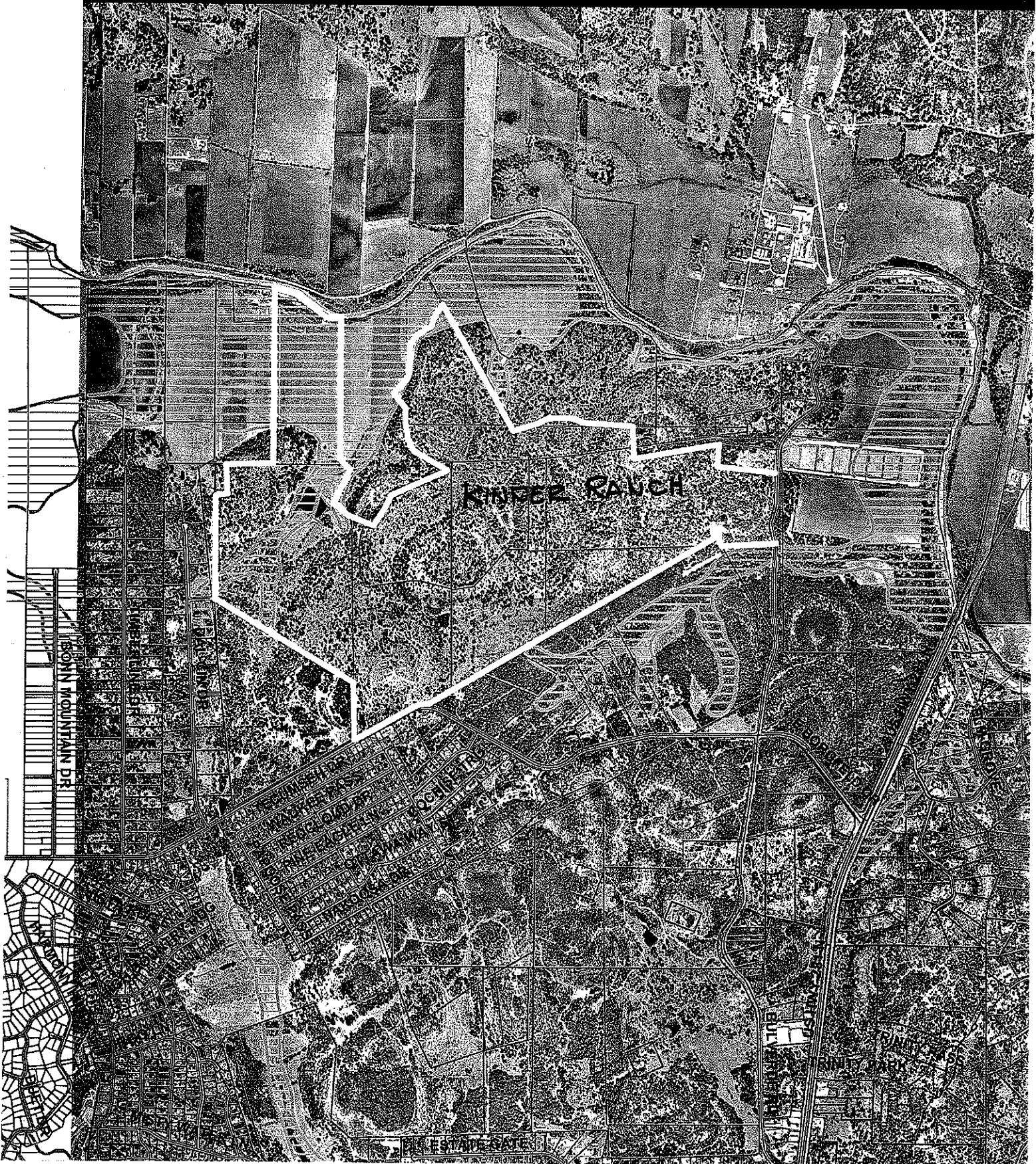
COMAL

KINDER RANCH

2,415 LOTS

777 Ac







City of San Antonio
Development Services Department
Master Development Plan

Saws



REQUEST FOR REVIEW

Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
- ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
- ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
- ☐ Flexible Development District ☐ Pedestrian Plan (PP)
- ☐ Urban Development (UD) ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
- ☐ Plat Certification Request ☐ Other: _____
- Public Hearing ☐ Yes ☐ No
- ☐ Major ☐ Minor

Date: December 2004

(Check One)

Project Name: Kinder Ranch MDP

File# AB #

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E.

E-mail: dthompson@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 28 AM 10:04

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Kinder Ranch MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be
required.

Kirk M. Nijm Manager 2-7-05
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW

SaWS



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
☐ Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: **December 2004**

(Check One)

Project Name: Kinder Ranch MDP

File# ND *

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP
Division Request for Review form (attached) for respective departments or agencies

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Kinder Ranch MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
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Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
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prior to construction.

Additional Comments:

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be
required.

Karl M. Nigon
Signature

Manager
Title

2-7-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Bexar County



Case Manager

Robert Lombroso, Planner II (Even File number)
(210) 207-5014, rlombroso@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-I) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: December 2004

(Check One)

Project Name: Kinder Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any *MDP's, POADP's, and PUD's* associated with this project:

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(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

Kinder Ranch

(Cont.)

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
- ☐ Traffic T.I.A.
- ☐ Building Inspection - Trees
- ☐ Parks - Open space
- ☐ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: _____

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.



I recommend approval



I do not recommend approval

On , _____ I notified _____, the engineer /
subdivider / agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
2. County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.
3. All traffic control improvements shall conform to the Texas Manual on Uniform Traffic Control Devices.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW

Bexar County



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
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☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: December 2004

(Check One)

Project Name: Kinder Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

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(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) NOTE #5: CHANGE CLEAR VISION NOTE FROM
"AASHTO 2001 EDITION" TO "THE LATEST VERSION OF AASHTO"
2) DO NOT LABEL LOCAL B STREET AS MINOR COLLECTOR.
3) COUNTY ROAD SECTION REQUIRES 60 FT ROW
4) PROVIDE 20 FT ROW DEDICATION ON FRONTAGE TO
BULVERDE AS RECOMMENDED IN TIA REPORT.

Juul Ly

Signature

Civil Engineer Assistant

Title

1-27-05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Be sure Aerial includes 281 Area



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: _____

DEC 28 AM 10:04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Case Manager:

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

File Number:

MPP 824

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)

- ☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Pedestrian Plan (PP)

☐ Other: _____

Master Plan Submittals: *Completeness Review Form* and 15 copies (folded) with *Planning Department Request for Review form* (attached) for respective departments or agencies

Project Name: Kinder Ranch

Owner/Agent: Bitterblue, Inc. Phone: (210) 828-6131 Fax: (210) 828-6137

Address: 11 Lynn Batts Lane, Suite 100 San Antonio, TX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9020

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

A 777.7 acre, or 33,878,354 sq.ft. more or less, tract of land being out of a 774.4 acre tract recorded in Volume 8125, Page 1601, and a 190.36 acre tract recorded in Volume 4151, Page 1401 of the Official Records of Real Property of Bexar County, Texas, out of the Guadalupe College Survey No. 418, Abstract No. 262 of Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 10

Number of dwelling units (lots) by Phases: <See Plan>

Total Number of lots: 2,415 divided by acreage: 777 = Density: 3.13

(PUD Only) Linear feet of street _____
☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal ISD Ferguson map grid: PG 451 B1-3, C1-3, D1-2

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name No No. _____

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Kinder Ranch No. _____

Name _____ No. _____

04 DEC 28 AM 10:04
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 28 AM 10:07

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density of non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 28 AM 10:04

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

I certify that the Kinder Ranch Master Development Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: LLOYD A. DENTON JR. Signature: 

Date: 11-30-04 Phone: 210-828-6131 Fax: 210-828-6137

E-mail: LADDIE DENTON @ BITTERBLUE.COM

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Kinder Ranch MDP

Plat Name: _____

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000

Fax #: (210) 375-9010

E-mail: dthompson@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Neighborhoods ☒ Historic
- ☒ Disability Access (Sidewalks)
- ☒ Zoning
- ☒ SAWS Aquifer
- ☒ Storm Water Engineering

- ☒ Street and Drainage
- ☒ Traffic T.I.A.
- ☒ Building Inspection - Trees
- ☒ Parks - Open space
- ☒ Fire Protection
- ☒ Bexar County Public Works
- ☐ Other: _____

☒ Accepted

☐ Rejected

Completeness Review By: *[Signature]* Date: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 28 AM 10:04



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
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| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

04 DEC 28 AM 10:05
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Date: **December 2004**

(Check One)

Project Name: Kinder Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
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04 DEC 28 AM 10 08
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Date: December 2004

(Check One)

Project Name: Kinder Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

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REQUEST FOR REVIEW

KINDER RANCH

(Cont.)

BEXAR COUNTY

- ☐ Master Development Plan
- ☐ Major Thoroughfare
- ☐ Neighborhoods ☐ Historic
- ☐ Disability Access (Sidewalks)
- ☐ Zoning
- ☐ SAWS Aquifer
- ☐ Storm Water Engineering

- ☐ Street and Drainage
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- ☐ Building Inspection - Trees
- ☐ Parks - Open space
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- ☐ Other: _____

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1) NOTE #5: CHANGE CLEAR VISION NOTE FROM
"AASHTO 2001 EDITION" TO "THE LATEST VERSION OF AASHTO"
2) DO NOT LABEL LOCAL B STREET AS MINOR COLLECTOR.
3) COUNTY ROAD SECTION REQUIRES 60 FT ROW
4) PROVIDE 20 FT ROW DEDICATION ON FRONTAGE TO
BULVERDE AS RECOMMENDED IN TIA REPORT.

Julia Ay

Signature

Civil Engineer Assistant

Title

1-27-05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Kinder Ranch MDP

Plat Name: _____

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.

Address: 555 E. Ramsey, San Antonio, TX 78216

Phone # (210)375-9000

Fax #: (210) 375-9010

E-mail: dthompson@pape-dawson.com

Development Services Department

MDP Division

Required Items for Completeness Review

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

- **(Master Development Plans and PUD Plans):** 15 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> Traffic T.I.A. |
| <input checked="" type="checkbox"/> Neighborhoods <input checked="" type="checkbox"/> Historic | <input checked="" type="checkbox"/> Building Inspection - Trees |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input checked="" type="checkbox"/> Parks - Open space |
| <input checked="" type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input checked="" type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

☐ Accepted

☐ Rejected

Completeness Review By: _____ Date: _____



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: **December 2004**

(Check One)

Project Name: Kinder Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 28 AM 10:08



MTT
City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: **December 2004**

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 28 AM 10:08

(Check One)

Project Name: Kinder Ranch MDP **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9010

Contact Person Name: Drake Thompson, P.E. **E-mail:** dthompson@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies



City of San Antonio
Development Services Department
Master Development Plan

REQUEST FOR REVIEW

Disability



12-30-04
Approved

Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)
☐ Plat Certification Request ☐ Other: _____
Public Hearing ☐ Yes ☐ No
☐ Major ☐ Minor

Date: **December 2004**

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
DEC 28 AM 10:08

(Check One)

Project Name: Kinder Ranch MDP File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Drake Thompson, P.E. E-mail: dthompson@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

REQUEST FOR REVIEW

(Cont.)

- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Traffic T.I.A. |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed.

Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1. REMOVE THE GATES OFF THE PLAN

min. . .
APPENDIX A, STREET LOCAL "B" MAKE ROADS AROUND ANY PARKS LOCAL "A's 60'
ROADS TIEING IN TO ARTERIAL SHOULD BE 70' HIGH ARCH. HLY OF R/WYS

APPENDIX "A": COLLECTOR 35-500(C)(1)

Proved Projection of sheet to underground property at unit 5
PARK ROAD STREET SECT. SHOULD REFLECT 60' R.O.W.

LABEL Flood PLAIN AT BOTTOM PART OF UNIT 1 & 3

R.L.H.

Planner II

1/5/5

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Robert Lombrano

BEXAR COUNTY

From: tsang@bexar.org
Sent: Wednesday, April 06, 2005 10:14 AM
To: Robert Lombrano; DThompson@Pape-Dawson.com
Cc: Michael Herrera; cdelacruz@co.bexar.tx.us
Subject: Kinder Ranch **Approval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Storm Water

Robert Lombrano

From: Junaid A Malik
Sent: Friday, June 24, 2005 8:17 AM
To: Arturo Villarreal
Cc: Robert Lombrano
Subject: RE: Kinder Ranch MDP

This MDP has been approved.



COSADOCS-#3048
10-v2-Kinder_Ran...

Junaid A. Malik, EIT
Senior Engineering Associate
Salado Creek Watershed
Storm Water Engineering
Department of Public Works
(210) 207-5012

-----Original Message-----

From: Arturo Villarreal
Sent: Friday, June 24, 2005 7:40 AM
To: Junaid A Malik
Cc: Robert C Martinez
Subject: FW: Kinder Ranch MDP

Junaid,

Can you please provide Robert an update.

Art

-----Original Message-----

From: Robert Lombrano
Sent: Friday, June 24, 2005 7:34 AM
To: Arturo Villarreal
Subject: RE: Kinder Ranch MDP

Art,

Has this project been approved? Drake Thompson call me and said it was approved.

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----

From: Arturo Villarreal
Sent: Tuesday, February 08, 2005 2:05 PM
To: Drake Thompson (E-mail); 'rwood@pape-dawson.com'
Cc: Arturo Villarreal; Robert Browning; Michael Herrera; Robert Lombrano; June Puente; Richard Carrizales; Robert C Martinez
Subject: Kinder Ranch MDP

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4331
DESTINATION ADDRESS 93759030
PSWD/SUBADDRESS
DESTINATION ID
ST. TIME 03/29 14:31
USAGE T 00' 59
PGS. 2
RESULT OK

City of San Antonio
Development Services Department

Land Development Services Division
Development and Business Services Center

1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



KINDER RANCH MDP

Pages sent including fax cover: ☐

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	JIM
Title:	
Organization:	FAPE LAWSON
Phone:	379-9000
Fax:	375-9030

DRAKE ~~THOMPSON~~ THOMPSON

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	Development Services
Phone:	210-207-5014
Fax:	207-7897

Remarks:

stormwater

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Ernest Brown, Planner II
FROM:	Junaid Malik, E.I.T.
COPIES TO:	Michael Herrera, Sam Dent, P.E., Richard Carrizales, Rick Wood, P.E., File
SUBJECT:	Kinder Ranch MDP <i>Cibolo Creek Watershed</i>

June 22, 2005

Storm Water Engineering has reviewed revised Kinder Ranch MDP submittal and comments are as follows:

1. This MDP can be released with the following comments.
2. Please check the scales on exhibits and resubmit as necessary.
3. At the time of platting, the hydrology and hydraulic analysis will be required for the existing, proposed and ultimate development conditions. This analysis will be taken to a point at least 2000' downstream of the proposed development.

Junaid Malik, E.I.T.
Storm Water Engineering

DEV. SERVICES
2005 JUN 29 A 8:43

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Ernest Brown, Planner II
FROM:	Junaid Malik, E.I.T.
COPIES TO:	Michael Herrera, Sam Dent, P.E., Richard Carrizales, Rick Wood, P.E., File
SUBJECT:	Kinder Ranch MDP <i>Cibolo Creek Watershed</i>

June 22, 2005

Storm Water Engineering has reviewed revised Kinder Ranch MDP submittal and comments are as follows:

1. This MDP can be released with the following comments.
2. Please check the scales on exhibits and resubmit as necessary.
3. At the time of platting, the hydrology and hydraulic analysis will be required for the existing, proposed and ultimate development conditions. This analysis will be taken to a point at least 2000' downstream of the proposed development.

Junaid Malik, E.I.T.
Storm Water Engineering

Storm Water

Robert Lombrano

From: Arturo Villarreal
Sent: Tuesday, February 08, 2005 2:05 PM
To: Drake Thompson (E-mail); 'rwood@pape-dawson.com'
Cc: Arturo Villarreal; Robert Browning; Michael Herrera; Robert Lombrano; June Puente; Richard Carrizales; Robert C Martinez
Subject: Kinder Ranch MDP

Storm Water Engineering Comments.



CC-KinderRanch-M
DP.PDF

City of San Antonio

Interdepartmental Correspondence Sheet

TO: Robert Lombrano, Planner II

FROM: Arturo Villarreal, Jr., P.E.

COPIES TO: Michael Herrera, Sam Dent, P.E., Richard Carrizales, Rick Wood, P.E., File

SUBJECT: Kinder Ranch MDP
Cibolo Creek Watershed

February 7, 2005

Storm Water Engineering has reviewed the Kinder Ranch MDP submittal and comments are as follows:

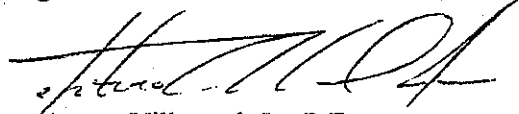
1. Based on the comments below this MDP cannot be released.
2. Sign and seal report.
3. Since the submittal did not provide drainage study on the Cibolo Creek floodplain, please provide signature of owner and engineer on the MDP with the following note.

"The floodplain limits on this Master Development Plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of Storm Water Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code."

Owner

Engineer

4. You have provided hydrology of the drainage areas associated with this development. Only summaries were provided in the report please submit detail calculations on;
 - a. Time of concentration
 - b. CN-Value
 - c. Impervious cover
5. The exhibits 6 & 7 provided have been reduced in size, therefore the scale shown of 1" = 1000' does not agree.
6. You based your analysis for the Bulverde road crossing on the 100 Q. In accordance with UDC 35-504 (b) (1) C-2. "The increase in flow at the low water crossing for the 5, 25, and 100-year frequency design must not reclassify the low water crossing.....". Check for the 5 and 25 year storm frequencies. Therefore a determination cannot be made at this time whether detention will be required.
7. Provide additional information on the drainage area outlined north of Cibolo Creek.


Arturo Villarreal, Jr., P.E.
Storm Water Engineering

STREET / DRAINAGE

Robert Lombrano

From: Sam Dent
Sent: Tuesday, February 08, 2005 2:51 PM
To: Drake Thompson
Cc: Robert Lombrano; Michael Herrera
Subject: MDP Review Comments - Kinder Ranch

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Drake Thompson, P.E.
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Senior Engineer

DATE: February 8, 2005

SUBJECT: MDP Review Comments
Kinder Ranch

1. Based upon the information provided, the above referenced MDP is approved with the following conditions:
 - a. Provide Minor Collectors adjacent to Park Space No. 1 and Park Space No. 2. Based upon Note # 7, it is assumed that there are Minor Collectors on both sides of Park Space No. 4.
 - b. Delete "park road street section".
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Robert Lombrano

ZONING

From: Christopher Looney
Sent: Friday, February 11, 2005 4:14 PM
To: 'dthompson@pape-dawson.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Kinder Ranch MDP

Kinder Ranch MDP

Zoning: Approved
Outside City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Robert Lombrano

TIA

From: Richard De La Cruz
Sent: Wednesday, June 01, 2005 3:24 PM
To: Richard De La Cruz; Robert Lombrano; Ernest Brown; Marc Courchesne; Michael Herrera; 'dthompson@pape-dawson.com'
Subject: Kinder Ranch Level 3 **Approval**



2005TIA0201.jpg

TIA Recommends Approval

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division
FROM: Development Services TIA Division
COPIES TO: File
SUBJECT: Kinder Ranch, Level 3 TIA
DATE: June 1, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Kinder Ranch Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Kinder Ranch Development is located in northern Bexar County, north and west of the intersection of E. Borgfeld Road and Bulverde Road. The proposed development consisting of 772 acres, is proposed to be developed with as many as 2400 single-family detached. The build out of this project is estimated to be in the year 2025.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Kinder Ranch Development, at no cost to the City of San Antonio:

- **Bulverde Road** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. Based on the TIA analysis a minimum of 100-feet right-of-way shall be provided on Bulverde Road to accommodate needed capacity in the future. The total length of property frontage is approximately 1200-feet.
- **East Borgfeld Road** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Borgfeld Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. Based on the TIA analysis a minimum of 110-feet right-of-way shall be provided on Bulverde Road to accommodate needed capacity in the future. The total length of property frontage is approximately 1300-feet.
- Construction of an internal east – west arterial street system approximately 2 miles in length. Arterial street design parameters consist of 86-feet of ROW and 48-feet of pavement with divided median (Table 506-3).
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

Kinder Ranch, Level 3 TIA.

Page 2

6/1/2005


- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
- **Bulverde Road and Proposed Arterial** - The developer shall be responsible for upgrading the intersection of Bulverde Road and the proposed Arterial Roadway. This includes a sufficient left-turn storage lane on northbound Bulverde Road with a bay taper and transition (UDC - 35-506, (m), (2), a right-turn deceleration lane on southbound Bulverde Road with a storage lane and bay taper and a traffic signal when warranted as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. Design and construction shall be coordinated with Bexar County – Traffic, COSA Development Services – TIA Reviews and COSA Public Works - Traffic.
- **Borgfeld Road and Proposed Arterial** - The developer shall be responsible for upgrading the intersection of Borgfeld Road and the proposed Arterial Roadway. This includes a sufficient left-turn storage lane on eastbound Borgfeld Road with a bay taper and transition (UDC - 35-506, (m), (2), a right-turn deceleration lane on westbound Bulverde Road with a storage lane and bay taper and a traffic signal when warranted as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. Design and construction shall be coordinated with Bexar County – Traffic, COSA Development Services – TIA Reviews and COSA Public Works - Traffic.

It is anticipated that a traffic signal will be warranted in the future at the intersection of E. Borgfeld and Bulverde, irrespective of the proposed development. Using existing traffic volumes and a constant projected growth rate, this intersection is expected to meet the minimum criteria for a signal warrant in approximately 8 years.

Both the intersection of Bulverde Road and the proposed arterial and E. Borgfeld and the proposed arterial are anticipated to meet minimum signal warrants in the future. Both intersections are adequately spaced (greater than ¼ mile) from other potential signalized intersections.

It should be understood that the submitted TIA concurrent with the proposed Kinder Ranch MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:


Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2005TIA0201

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Kinder Ranch, Level 3 TIA

DATE: June 1, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Kinder Ranch Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Kinder Ranch Development is located in northern Bexar County, north and west of the intersection of E. Borgfeld Road and Bulverde Road. The proposed development consisting of 772 acres, is proposed to be developed with as many as 2400 single-family detached. The build out of this project is estimated to be in the year 2025.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Kinder Ranch Development, at no cost to the City of San Antonio:

- ***Bulverde Road*** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. Based on the TIA analysis a minimum of 100-feet right-of-way shall be provided on Bulverde Road to accommodate needed capacity in the future. The total length of property frontage is approximately 1200-feet.
- ***East Borgefeld Road*** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Borgefeld Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. Based on the TIA analysis a minimum of 110-feet right-of-way shall be provided on Bulverde Road to accommodate needed capacity in the future. The total length of property frontage is approximately 1300-feet.
- Construction of an internal east – west arterial street system approximately 2 miles in length. Arterial street design parameters consist of 86-feet of ROW and 48-feet of pavement with divided median (Table 506-3).
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.
- ***Bulverde Road and Proposed Arterial*** - The developer shall be responsible for upgrading the intersection of Bulverde Road and the proposed Arterial Roadway. This includes a sufficient left-turn storage lane on northbound Bulverde Road with a bay taper and transition (UDC - 35-506, (m), (2), a right-turn deceleration lane on southbound Bulverde Road with a storage lane and bay taper and a traffic signal when warranted as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. Design and construction shall be coordinated with Bexar County – Traffic, COSA Development Services – TIA Reviews and COSA Public Works - Traffic.
- ***Borgefeld Road and Proposed Arterial*** - The developer shall be responsible for upgrading the intersection of Borgefeld Road and the proposed Arterial Roadway. This includes a sufficient left-turn storage lane on eastbound Borgefeld Road with a bay taper and transition (UDC - 35-506, (m), (2), a right-turn deceleration lane on westbound Bulverde Road with a storage lane and bay taper and a traffic signal when warranted as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. Design and construction shall be coordinated with Bexar County – Traffic, COSA Development Services – TIA Reviews and COSA Public Works - Traffic.

It is anticipated that a traffic signal will be warranted in the future at the intersection of E. Borgfeld and Bulverde, irrespective of the proposed development. Using existing traffic volumes and a constant projected growth rate, this intersection is expected to meet the minimum criteria for a signal warrant in approximately 8 years.

Both the intersection of Bulverde Road and the proposed arterial and E. Borgfeld and the proposed arterial are anticipated to meet minimum signal warrants in the future. Both intersections are adequately spaced (greater than ¼ mile) from other potential signalized intersections.

It should be understood that the submitted TIA concurrent with the proposed Kinder Ranch MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

TIA

Robert Lombrano

From: Richard De La Cruz
Sent: Monday, January 31, 2005 3:56 PM
To: Robert Lombrano; Ernest Brown; Marc Courchesne; 'dthompson@pape-dawson.com'; Richard De La Cruz
Subject: Kinder Ranch **Disapproval**

Bulverde Road and Proposed Arterial - Please provide 100' ROW for 300' at the intersection. As per Level 3 TIA.

Borgefeld Road and Proposed Arterial - Please provide 110' ROW for 300' at the intersection. As per Level 3 TIA.

TREE'S

Robert Lombrano

From: Mark C. Bird
Sent: Wednesday, May 11, 2005 9:57 AM
To: 'dthompson@pape-dawson.com'
Cc: 'jwelch@pape-dawson.com'; Robert Lombrano; Michael Herrera; Debbie Reid
Subject: Kinder Ranch MDP tree aprvl



Kinder Ranch MDP
aprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 5/11/05

Subject: Master Development Plan Kinder Ranch MDP, A/P #1072873

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- ☐ 1997 Tree Preservation ordinance
- X Streetscape standards
- X 2003 Tree Preservation ordinance

NO TREE PRESERVATION PLAN HAS BEEN APPROVED FOR THIS MDP

If you have any questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Robert Lombrano

TREE'S

From: Mark C. Bird
Sent: Thursday, January 27, 2005 8:53 AM
To: 'dthompson@pape-dawson.com'
Cc: Robert Lombrano; Debbie Reid; Michael Herrera
Subject: Kinder Ranch MDP disaprvl

Mr. Thompson,

During my inspection of the site I located additional tree species to add to the Legend. Also please include cedar-Ashe Juniper as a large species tree.

Please do not hesitate to contact me if you have any questions.

Mark

Mark C Bird
Special Projects Officer
Development Services Department
City of San Antonio
(210) 207-0278
mbird@sanantonio.gov



Kinder Ranch MDP
disaprvl.doc



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 1/27/05

Subject: **Master Development Plan Kinder Ranch, A/P #1072873**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

- ☐ Copy of the MDP
- ☐ Master Tree Stand Delineation Plan with basic non-committal information
- ☐ \$75 Plan Review fee

Technical Review:

- ☐ There are additional protected trees to be delineated
- ☐ Square footage of project and of tree canopy area
- ☐ Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
- X Other: Add additional tree species to Legend: Large Species = Cedar elm, Ashe Juniper, Post oak.
Small Species = Persimmon

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

PARKS

Robert Lombrano

From: John McDonald
Sent: Tuesday, April 05, 2005 10:15 AM
To: Robert Lombrano
Cc: 'dthompson@pape-dawson.com'
Subject: Kinder Ranch



Memo - MDP Kinder
Ranch APP.do...

APPROVED

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Kinder Ranch Master Development Plan

DATE: January 5, 2005

I recommend conditional approval of the Kinder Ranch Master Development Plan.

Kinder Ranch proposes 2415 residential units. Per UDC Section 35-503, Table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling. The required acreage for this development is 21.2 acres.

The plan calls for four parks. Preliminary review of the locations and proposed amenities shows that the parks meet the requirements of UDC 35-503. Modifications to the park plan as outlined in the memo submitted with the MDP submittal are subject to review and approval by the Parks and Recreation Department.

Development of parks must follow the phasing schedule outlined in 35-503(g).

Robert Lombrano

PARKS

From: John McDonald
Sent: Wednesday, January 05, 2005 2:27 PM
To: Robert Lombrano
Cc: 'dthompson@pape-dawson.com'
Subject: Kinder Ranch



MEMO - MDP
Khadem Ridge.doc

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills. The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Planning Department

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Khadem Ridge Master Development Plan

DATE: January 28, 2003

I do not recommend approval of the proposed Khadem Ridge Master Development Plan.

Khadem Ridge is a proposed subdivision of Commercial and Multi-Family uses. The park dedication requirement cannot be calculated because the number of residential units is not stated.

The proposed open space as outlined on the plan does not meet the requirements of Section 35-503. The applicant must submit a Parks and Open Space Provision and Maintenance Plan as outlined in Section 35-503(d)(2).

Additionally, the applicant has not paid the \$300.00 Plan Review Fee.

Robert Lombrano

From: John McDonald
Sent: Wednesday, January 05, 2005 2:45 PM
To: 'Drake Thompson'
Cc: Robert Lombrano
Subject: RE: Kinder Ranch



Memo - MDP Kinder
Ranch APP.do...

and you don't want it! sorry..

-----Original Message-----

From: Drake Thompson [mailto:dthompson@pape-dawson.com]
Sent: Wednesday, January 05, 2005 2:40 PM
To: John McDonald
Subject: RE: Kinder Ranch

John

Email title says Kinder Ranch, Memo says Khadem Ridge? Khadem Ridge is not mine

Drake Thompson, P.E.
Project Manager
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216
Phone (210)-375-9000
Fax (210)-375-9010
Email dthompson@pape-dawson.com

-----Original Message-----

From: John McDonald [mailto:jvmcdonald@sanantonio.gov]
Sent: Wednesday, January 05, 2005 2:27 PM
To: Robert Lombrano
Cc: dthompson@pape-dawson.com
Subject: Kinder Ranch

<<MEMO - MDP Khadem Ridge.doc>>

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.

Studies show that kids involved in the arts improve math and science skills.

The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

RECEIVED

To: DEVELOPMENT SERVICES - MDP 05 APR -5 PM 3:56

Attn: ROBERT LOMBRANO

Date: 4/5/05

LAND DEVELOPMENT
SERVICES DIVISION

1901 SOUTH ALAMO

SAN ANTONIO, TX

Re: KINDER RANCH MDP

QUANTITY	DESCRIPTION
<u>1EA</u>	<u>COMMENTS</u>
<u>1EA</u>	<u>REVISED MDP</u>

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From: JIM WELCH

Project No.: 5963-06

2005 APR 11 - 9 14:17

CC:

LAND SERVICES

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Jim Welch @PD

From: Robert Lombrano [rlombrano@sanantonio.gov]
Sent: Monday, January 10, 2005 9:15 AM
To: dthompson@pape-dawson.com
Cc: Robert Lombrano
Subject: Kinder Ranch MDP

Drake,
Major Thoroughfare Plan: Approved 1/5/2005

Master Development Plan: 1/7/2005

✓ Remove all gates from Plan. - *SEE NOTE ON PLAN*

{ Make all roadways around Parks a minimum of 60' ROW . Appendix A: Street,
{ Local A and 35-506(c) (1)

✓ { Roadways tying into the Arterial are require to be 70' ROW , Appendix A:
{ Street, Collector and 35-506 (c) (1), High Archly of roadways.

✓ Correct Street Section to reflect the 60 ft ROW.

✓ Label Flood Plain at the bottom of units 1 and 3.

✓ Provide projection of Street to undeveloped property at unit 5.

*THIS IS TO BE DETERMINED
BY TRAFFIC COUNTS ON A
CASE BY CASE BASIS. AS
CURRENTLY PLANNED, WE DO
NOT BELIEVE THEY WARRANT
A LOCAL "B"*

Disablity: Approved 12/30/2004

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

2005 JAN -6 P 4:17

DEV SERVICES

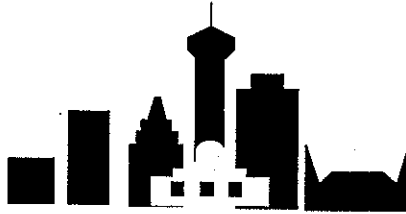
City of San Antonio
Development Services Department

Land Development Services Division
Development and Business Services Center

1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



KINDER RANCH MDP

Pages sent including fax cover: ☐

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	JIM
Title:	
Organization:	FAPE LAWSON
Phone:	379-9000
Fax:	375-9030

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	Development Services
Phone:	210-207-5014
Fax:	207-7897

DRAKE ~~THOMPSON~~ THOMPSON

Remarks:

BEXAR COUNTY COMMENTS.

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 3750
DESTINATION ADDRESS 93759010
PSWD/SUBADDRESS
DESTINATION ID
ST. TIME 02/01 08:23
USAGE T 00' 47
PGS. 3
RESULT OK

City of San Antonio Development Services

Development and Business Services Center
1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

3

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	DRAKE THOMPSON, RE
Title:	P.E.
Organization:	PAPE-DAWSON
Phone:	375-9000
Fax:	375-9010

From:

Name:	ROBERT L. LOMBARD
Title:	
Division:	
Phone:	207-5014
Fax:	207-7897

KINDER RANCH MDP.

Remarks:

BEXAR COUNTY: COMMENTS

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To: City of San Antonio

Attn: Ernest Brown, Planner II

Date: June 13, 2005

PO1 [Signature]

Re: Kinder Ranch MDP

QUANTITY	DESCRIPTION
2	Kinder Ranch Exhibit 6
2	Kinder Ranch Exhibit 7

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Scale corrected

From: Richard Hendrix / Drake Thompson Project No.: 5963.06

CC: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



CITY OF SAN ANTONIO

June 30, 2005

Mr. Drake Thompson, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Kinder Ranch
Dear Mr. Thompson:

MDP # 824

The City Staff Development Review Committee has reviewed Kinder Ranch Master Development Plan M.D.P. # 824. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- **Master Development** has indicated as part of their conditional approval the following comments shall be met.
 1. Note 9 states "Development Phasing May Not Follow Sequential Unit Phasing". However the appropriate number of access points shall be required as per UDC 35-506(e)(7) Secondary Access, at least one access point into a single-family residential subdivision shall provide for every 2,640 feet (1/2 mile) of frontage. Where a single family residential subdivision exceeds one-hundred twenty five (125) units, a secondary access will be required.
- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.
 1. 100 year Flood Plain Shown and Buffing (if applicable)
 2. Sensitive Recharge Features and Buffing (if applicable)

3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

Storm Water Engineering has indicated as part of their conditional approval the following comments shall be provided.

1. At the time of platting, the hydrology and hydraulic analysis will be required for the existing, proposed and ultimate development conditions. This analysis will be taken to a point at least 2000' downstream of the proposed development.

Development Services, Engineering Section (TIA) has indicated as part of their conditional approval, the following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Lost Creek I Development, at no cost to the City of San Antonio:

- **Bulverde Road** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Bulverde Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. Based on the TIA analysis a minimum of 100-feet right-of-way shall be provided on Bulverde Road to accommodate needed capacity in the future. The total length of property frontage is approximately 1200-feet.
- **East Borgefeld Road** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Borgefeld Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. Based on the TIA analysis a minimum of 110-feet right-of-way shall be provided on Bulverde Road to accommodate needed capacity in the future. The total length of property frontage is approximately 1300-feet.
- Construction of an internal east – west arterial street system approximately 2 miles in length. Arterial street design parameters consist of 86-feet of ROW and 48-feet of pavement with divided median (Table 506-3).

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and Improvements should be selected and located so as to not block these clear sight distance areas.
- ***Bulverde Road and Proposed Arterial*** - The developer shall be responsible for upgrading the intersection of Bulverde Road and the proposed Arterial Roadway. This includes a sufficient left-turn storage lane on northbound Bulverde Road with a bay taper and transition (UDC - 35-506, (m), (2), a right-turn deceleration lane on southbound Bulverde Road with a storage lane and bay taper and a traffic signal when warranted as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. Design and construction shall be coordinated with Bexar County – Traffic, COSA Development Services – TIA Reviews and COSA Public Works - Traffic.
- ***Borgefeld Road and Proposed Arterial*** - The developer shall be responsible for upgrading the intersection of Borgefeld Road and the proposed Arterial Roadway. This includes a sufficient left-turn storage lane on eastbound Borgefeld Road with a bay taper and transition (UDC - 35-506, (m), (2), a right-turn deceleration lane on westbound Bulverde Road with a storage lane and bay taper and a traffic signal when warranted as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C. Design and construction shall be coordinated with Bexar County – Traffic, COSA Development Services – TIA Reviews and COSA Public Works - Traffic.

It is anticipated that a traffic signal will be warranted in the future at the intersection of E. Borgfeld and Bulverde, irrespective of the proposed development. Using existing traffic volumes and a constant projected growth rate, this intersection is expected to meet the minimum criteria for a signal warrant in approximately 8 years.

Both the intersection of Bulverde Road and the proposed arterial and E. Borgfeld and the proposed arterial are anticipated to meet minimum signal warrants in the future. Both intersections are adequately spaced (greater than ¼ mile) from other potential signalized intersections.

It should be understood that the submitted TIA concurrent with the proposed Kinder Ranch MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It shall be understood that the submitted TIA concurrent with the proposed Lost Creek I MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

- **Historical Preservation:** The conditions for the approval for the above referenced MDP are as follows:

(1) A cultural resources review is waived until platting;

(2) The attached text should be added to all subsequent plats associated with the MDP.

If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and/or SHPO notified.

- **Development Services Department Engineering – Street and Drainage** has indicated based upon the information provided, the above referenced MDP is approved with the following conditions:

- a. Provide Minor Collectors adjacent to Park Space No. 1 and Park Space No. 2. Based upon Note # 7, it is assumed that there are Minor Collectors on both sides of Park Space No. 4.

It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.
- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:
 1. It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting.
 2. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.
 3. All traffic control improvements shall conform to the Texas Manual on Uniform Traffic Control Devices.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

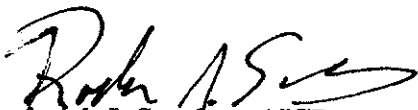
Mr. Thompson
Page 6
June 30, 2005

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
Chris Yanez, Architect Assistant, Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Senior Engineer, DSD - Streets & Drainage

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To: DEVELOPMENT SERVICES

Attn: ROBERT LOMBRAND

Date: 6/23/05

1901 SOUTH ALAMO

SAN ANTONIO, TX

Re: KINDER RANCH MDP

QUANTITY	DESCRIPTION	DEV. SERVICES 2005 JUN 29 A 8:43
10EA	MDP PLAN	
1EA	8 1/2" x 11" REDUCTION	
1EA	STORMWATER APPROVAL	

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS ROBERT -

HERE IS OUR FINAL PLAN REVISED PER YOUR COMMENTS. LET ME
KNOW IF YOU NEED ANYTHING ELSE. THANKS.

-JIM

From: JIM WELCH Project No.: 5963-06

cc: _____

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Robert Lombrano

MDP/MTT

From: Robert Lombrano
Sent: Monday, January 10, 2005 9:15 AM
To: 'dthompson@pape-dawson.com'
Cc: Robert Lombrano
Subject: Kinder Ranch MDP

**Drake,
Major Thoroughfare Plan: Approved 1/5/2005**

Master Development Plan: 1/7/2005

Remove all gates from Plan.

Make all roadways around Parks a minimum of 60' ROW . Appendix A: Street, Local A and 35-506(c)

(1)

Roadways tying into the Arterial are require to be 70' ROW , Appendix A: Street,Collector and 35-506

(c) (1), High Archly of roadways.

Correct Street Section to reflect the 60 ft ROW.

Label Flood Plain at the bottom of units 1 and 3.

Provide projection of Street to undeveloped property at unit 5.

Disablity: Approved 12/30/2004

Thank you

**Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov**

Historic

Robert Lombrano

From: Kay Hindes
Sent: Thursday, February 03, 2005 1:11 PM
To: Michael Herrera
Cc: Robert Lombrano; 'dthompson@pape-dawson.com'
Subject: Kinder Ranch MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve with conditions. The conditions are as follows:

- (1) a cultural resources review is waived until platting;
- (2) the attached text should be added to all subsequent plats associated with the MDP.

If you need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes



permit letter text
for MDP.doc...

HISTORIC

If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and/or SHPO notified.

*** FAX TX REPORT ***

TRANSMISSION OK

JOB NO. 4394
DESTINATION ADDRESS 93759030
PSWD/SUBADDRESS
DESTINATION ID
ST. TIME 03/30 11:10
USAGE T 00' 52
PGS. 3
RESULT OK

City of San Antonio
Development Services Department

Land Development Services Division
Development and Business Services Center

1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



HISTORIC

Pages sent including fax cover: ☐

If you do not receive all pages, please call 207-5014

Please deliver to:

Name:	JIM
Title:	
Organization:	PAPE-DAWSON
Phone:	375-9000
Fax:	375-9030

From:

Name:	ROBERT L. LOMBRANO
Title:	PLANNER II
Division:	Development Services
Phone:	210-207-5014
Fax:	207-7897

KINDER RANCH

Remarks:

MDP

Robert Lombrano

From: Robert Lombrano
Sent: Monday, April 11, 2005 3:36 PM
To: 'dthompson@pape-dawson.com'
Cc: Robert Lombrano
Subject: Kinder Ranch MDP (2nd) comments

Dake,

Master Development Plan:

Provide a note: Flood Plain shall be platted at the time of platting unit-9.

Note is for the flood plain north of unit-9.

Unit 9 has a total of 128 units, UDC 35-506(e) (7) allows only 125 units for 1 access.

Provide note: Flood Plain shall be platted at the time of platting unit-7.

Note is for the flood plain north west of unit-7.

Unit 9 has a total of 128 units, UDC 35-506 (e) (7) requires 125 per one access.

Indicate when the parks no. 1,2,3,4 are to be built.

Thank you

Robert L.Lombrano

Planner II

Development Services Department

207-5014

rlombrano@sanantonio.gov

Robert Lombrano

Saws

From: Karen.Stahn@saws.org
Sent: Monday, February 07, 2005 9:46 AM
To: Robert Lombrano
Cc: dthompson@pape-dawson.com
Subject: Kinder Ranch MDP Review

APPROVED

Attached is the review by Aquifer Protection & Evaluation for the above project.

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296

CHECK NO.

007862

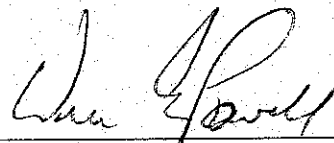
30-9/114001

DATE
Dec 1, 2004

CHECK AMOUNT
*****\$365.00

PAY Three Hundred Sixty-Five and 00/100 Dollars

TO THE
ORDER OF City of San Antonio



⑈007862⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description

113004B

Check Date: Dec 1, 2004
Check Number: 7862
Check Amount: \$365.00
Amount Paid

007862

365.00

04 DEC 28 AM 10:04
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3255260

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 12/28/2004
DUE DATE 12/28/2004

50-05-5574
BITTERBLUE, INC.
11 LYNN BATTS LANE, STE 100
SAN ANTONIO, TEXAS 78218

MDP 824

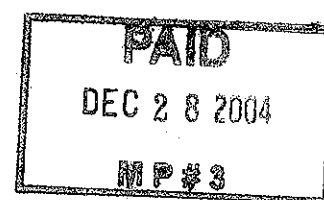
PHONE: (000) 000-0000

KINDER RANCH MDP

CITY FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 12/28/2004 INVOICE 3255260 ACCOUNT 50-05-5574 DUE DATE 12/28/2004 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 12/28/2004 CK#007861 MDP
END 12/28/2004

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

Security Features Included
Details on Back

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

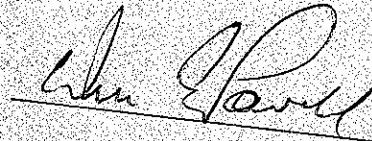
007861

30-9/114001

DATE
Dec 1, 2004

CHECK AMOUNT
*****\$500.00

☒ **PAY** Five Hundred and 00/100 Dollars
TO THE ORDER OF City of San Antonio



⑈007861⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description
113004A

007861
Check Date: Dec 1, 2004
Check Number: 7861
Check Amount: \$500.00
Amount Paid
500.00

40 DEC 28 8Z 330 40
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Security Features Included

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

007863

30-9/114001

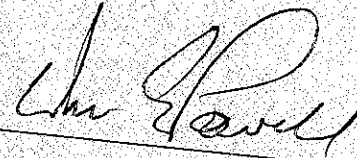
☒ PAY One Thousand and 00/100 Dollars

DATE
Dec 1, 2004

CHECK AMOUNT
***\$1,000.00

Details on Back

TO THE
ORDER
OF City of San Antonio



⑈007863⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio
Item to be Paid - Description
113004C

007863
Check Date: Dec 1, 2004
Check Number: 7863
Check Amount: \$1,000.00
Amount Paid
1,000.00

04 DEC 28 AM 10:04
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218

Frost National Bank
San Antonio, Texas 78296
CHECK NO.

007862

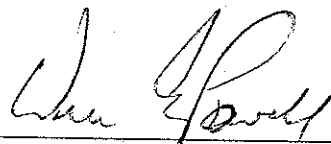
30-9/114001

DATE
Dec 1, 2004

CHECK AMOUNT
*****\$365.00

PAY Three Hundred Sixty-Five and 00/100 Dollars

TO THE
ORDER OF City of San Antonio



⑈007862⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio

Item to be Paid - Description

113004B

Check Date: Dec 1, 2004
Check Number: 7862
Check Amount: \$365.00

007862

Amount Paid

365.00



BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218


Frost National Bank
San Antonio, Texas 78296
CHECK NO.

007863

30-9/114001

DATE
Dec 1, 2004

CHECK AMOUNT
***\$1,000.00

 **PAY** One Thousand and 00/100 Dollars

TO THE
ORDER OF City of San Antonio



⑈007863⑈ ⑆114000093⑆ 61 0143235⑈

BITTERBLUE, INC.

City of San Antonio

Item to be Paid - Description

113004C

Check Date: Dec 1, 2004
Check Number: 7863
Check Amount: \$1,000.00

007863

Amount Paid

1,000.00

